

FALL CREEK DOG PARK
20 Acres (Pond, Woodlands, and Seasonal Areas)

TOTAL DEVELOPMENT COSTS (\$432,300)

Fence Pricing (\$227,250)

Perimeter fencing: 4,550 li. ft. X \$25 = \$113,750

Based on: 5' Chainlink Fence with gates and accessories - \$25 per linear foot

Interior fencing: 4,540 li ft X \$25 = \$113,500

Based on: 48" tall Woven wire fencing (2"X4") - \$1.25/foot plus posts = \$5,675
4" dia Wood posts every 20' - \$9.75 per post (227 total) = \$2,213
Staples and clips - \$63

Keyed Entry Gates and Barrier Gate (\$7,900)

VEHICLE ENTRY: (1)

Vehicle Gate Entry Sentex Access Control System PROCARD: \$1,500

Sentex BG3000-X Heavy Industrial Duty Single Arm Barrier Gate Operator: \$1,900

PEDESTRIAN GATED ENTRYS: (3)

Vehicle Gate Entry Sentex Access Control System PROCARD: \$1,500

Additional Amenities (\$197,150)

1 Accessible Restroom Facility = \$70,000

1 Building for Vending/Rental/Wash-off Area - \$110,000

3 Water fountains for dogs and humans @ \$1,200 = \$3,600

Extending water supply to fountain locations = \$2,000

21 Bench w/ back @ \$500 = \$10,500

5 Trash receptacle/waste bag dispenser combo @ \$130 = \$650

4 Informational Signage @ \$100 = \$400

TOTAL ANNUAL EXPENSES (\$26,300)

Mowing = \$3600

Maintenance of areas that may require stone or bark/wood chips = \$1500

Adequate Sanitation and Trash removal = \$1200

Filling of holes dug out by dogs = \$1000

Pond water quality maintenance = \$3000

Maintenance of fencing and amenities(benches, water fountains, signage, building) = \$4000(includes utilities for building and security light)

Cleaning of Restroom facilities (if available) = \$10,000

Necessary re-seeding and tree maintenance = \$2000

APPROXIMATE ANNUAL REVENUE (\$309,000 Per Year)

Pass Pricing (3000 passes @ \$100 = \$300,000 per year)

Example: Greenwood, IN Four Paws Park – 1 Acre of grass and limited to 500 dogs per year

Example: Glenview, IL Dog Park – 6 acre park limited to 1000 passes @ \$120/year

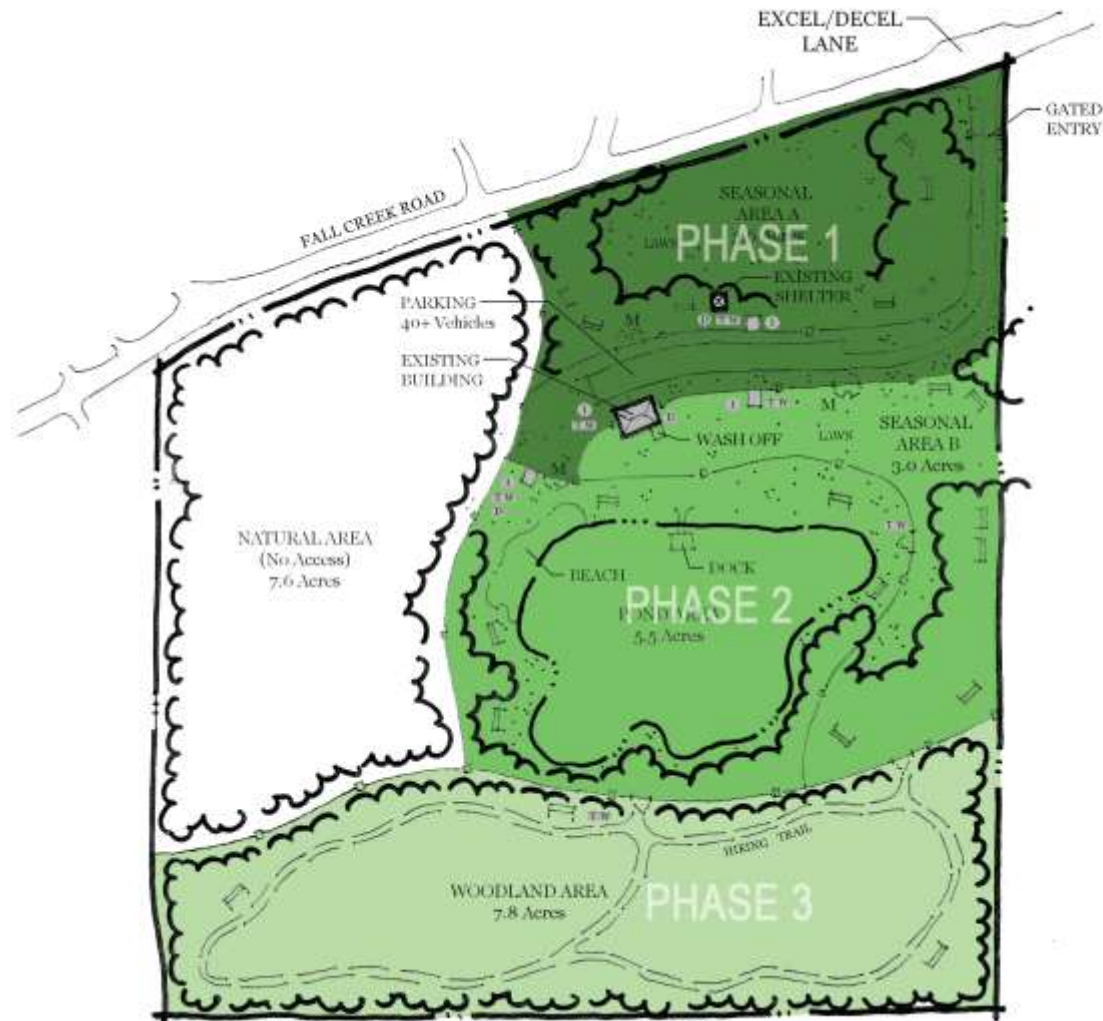
Indy Parks Pricing: Annual Pass - \$75 Day Pass - \$5 VIP Pass - \$125 (multiple city parks)

Park Passes (based on 500 dogs per grass acre (6.5 AC) = 3000 passes @ \$100 = \$300,000 per year

Building Rental/Vending/Wash Off area

Building Rental - \$6,000 per year

Vending Machines (Dog treats/toys, Drinks) - \$3,000 per year



FORT HARRISON STATE PARK PROPOSED DOG PARK

Indianapolis, IN
May 17, 2011

LEGEND

- Property Line
- Interior Fence
- 12'X12' Gated Entryway
- 6' Bench
- Hiking Trail
- 10' Maintenance Gate
- Existing Trees
- Information/Regulatory Signage
- Trash Receptacle/Waste Bag Dispenser
- Drinking Fountain